



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Remington Pointe – Preliminary Plat

**PREPARED BY:** Melissa DeBoer, AICP – Planning Coordinator

**REPORT DATE:** January 20, 2023

**MEETING DATE:** January 24, 2023

### GENERAL INFORMATION

**Owner:**

Phillips-Hamilton, Inc

**Applicant:**

Landmark Development Services

**Owner’s Representative:**

Erin Ollendike, P.E. with Civil Design Advantage

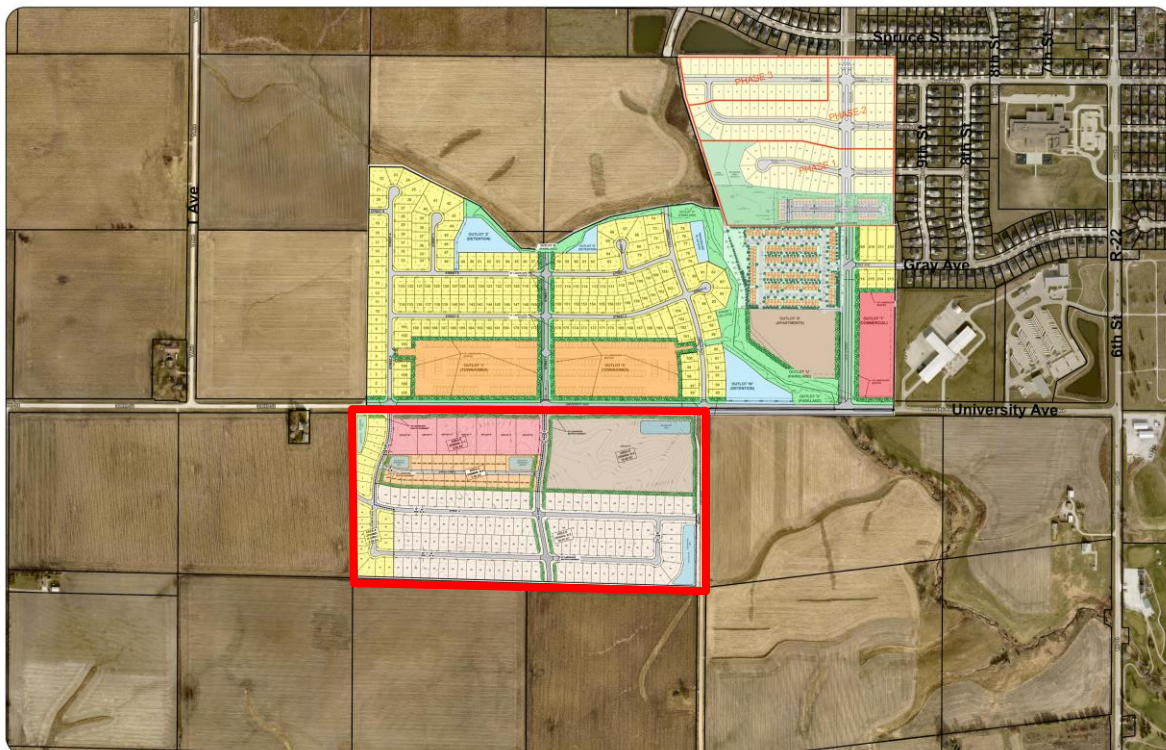
**Request:**

The applicant is requesting approval of a preliminary plat for a subdivision that includes single-family residential, townhome residential, multi-family residential and commercial development.

**Location and Size:**

Property is generally located south of University Avenue and west of U Avenue, containing approximately 79.31-acres.

### AREA MAP



**ABOVE:** Aerial of Property identifying the proposed plat (outlined in **RED**).

**LAND USES AND ZONING**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Single Family Residential, Medium Density Residential, High Density Residential, & Mixed Use	R-2 (One & Two Family Residential), R-2 / PD-1 (One & Two Family Residential with a Planned Development Overlay), R-4 (Row Dwelling and Townhome Dwelling District), R-3 (Multi-Family Residential District), and C-1 (Community and Highway Service Commercial District)
North	Prairie Village Neighborhood	Single Family Residential, Medium Density Residential, High Density Residential, & Mixed Use	R-2 (One & Two Family Residential District) & R-4 (Row Dwelling & Townhome District)
South	Vacant – Undeveloped	Single Family Residential & Medium Density Residential	A-1 (Agricultural District)
East	Vacant – Undeveloped (Future Civic Campus)	Institutional	N/A (Dallas County)
West	Vacant – Undeveloped	Single Family Residential	N/A (Dallas County)

**HISTORY**

The property was annexed into the City of Waukee in early 2022. The property was rezoned in November 2022.

**PROJECT DESCRIPTION**

**LOTS**

The preliminary plat identifies a total of 141 lots for single-family residential development. A total of 118 lots are shown within the area proposed to be zoned R-2. All proposed lots within the R-2 district comply with the standard R-2 district requirements (summarized in Table 1 below). The remaining 23 lots are proposed to be smaller single-family lots that are subject to requirements of the Planned Development (summarized in Table 2 below). The preliminary plat identifies 42 townhome lots. Outlot N is the multi-family portion of the development and is 14.92-acres in area. Seven outlots are identified along University Ave for future commercial development.

The preliminary plat identifies a total of three outlots for stormwater detention (Outlots Z, P and Y). These outlots will all be owned and maintained by a homeowner’s association.

Several landscape buffers will be provided between the different zoning districts and along University Avenue, 17<sup>th</sup> Street and 11<sup>th</sup> Street.

**Table 1: Standard R-2 requirements.**

Category	Standard R-2 (minimum)
<b>Lot Area</b>	8,000 square feet per
<b>Lot Width</b>	65 feet
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	15 feet (total)

**Table 2: R-2/PD-1 requirements.**

Category	R-2/PD-1 (minimum)
<b>Lot Area</b>	6,000 square feet per
<b>Lot Width</b>	55 feet
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	10 feet (total)

All proposed lots within the Planned Development Overlay area meet or exceed the minimums for lot width, area, and depth. In addition to the relaxed bulk regulations, the Planned Development Agreement requires the following provisions for these lots when developed:

- Minimum two car garage;
- Minimum of 1,100 square feet for a single story home and 1,400 square feet for a two story home;
- Adjacent lots cannot share the same building elevation;
- Minimum of 25% stone, brick, or stucco on the front of the home facing the public street;
- Specific requirements for the use of vinyl siding (Royal Crest Double 4-inch or acceptable equivalent)
- Two (2) trees and two (2) shrubs planted on each lot at the time of individual lot development.

**STREETS AND TRAILS**

A number of public streets will be provided as part of this development. An extension of 17<sup>th</sup> Street will be included as part of plat improvements. In addition, multiple new public streets are shown providing access throughout the plat. Sunnyside Drive is shown as a private street providing access to the townhome lots and the back of the commercial lots.

In addition, improvements will be made to University Avenue and 11<sup>th</sup> Street that include an HMA asphalt overlay.

Ten-foot-wide trails will be installed along the west side of 17<sup>th</sup> Street and the south side of Werthman Drive. Five-foot wide sidewalks will be provided along all other sides of all streets with individual lot development.

**UTILITIES**

Public utilities will be provided to this development. Private utilities will serve the townhome development. Stormwater detention will be provided with three outlots located throughout the plat. These will all be owned and maintained by a homeowner’s association.

**EASEMENTS**

All proposed easements have been indicated on the preliminary plat. Landscape buffer easements have been indicated between the different zoning districts and along University Avenue, 17<sup>th</sup> Street and 11<sup>th</sup> Street.

### **PARKLAND DEDICATION**

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 6.41-acres. The applicant plans to provide this with a fee in lieu of land dedication.

### **COMPREHENSIVE PLAN**

The subject property is classified as Single Family Residential, Medium Density Residential, High Density Residential, and Mixed Use in the Imagine Waukee 2040: Comprehensive Plan. Single Family Residential is defined as traditional forms of single-family housing with lot sizes ranging from 8,000 square feet to 0.50-acres in area with an average density of 2 to 4 units per acre. Medium Density Residential is defined as attached side-by-side townhome and rowhome products with densities ranging from 4 to 12 units per acre. High Density Residential is defined as vertically stacked housing in various forms with densities greater than 12 units per acre. Mixed-Use is defined as a mixture of office, retail, or residential land uses in areas along key transportation corridors and between key nodes.

The proposed density of the single-family portion of project would be approximately 3.16 units per acre. The proposed density of the R-4 area is 5.85 units per acre. Both proposed densities are consistent with the ranges identified in the Comprehensive Plan. The area proposed for R-3 zoning is consistent with the classification by allowing density greater than 12 units per acre. The area proposed for C-1 zoning is consistent with the Mixed-Use classification by providing commercial and retail opportunities along a major transportation corridor.

### **STAFF RECOMMENDATION**

All proposed lots meet the minimum requirements of the Zoning Ordinance and Planned Development, the preliminary plat is in general conformance with the Subdivision Ordinance, and the proposed land use of the property is consistent with the Comprehensive Plan. Staff recommends approval of the preliminary plat for Remington Pointe subject to remaining staff comments.